

**48 Fern Street, Randwick, NSW 2031**



**House For Sale**

Tuesday, 13 February 2024

48 Fern Street, Randwick, NSW 2031

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Theo Karangis  
0418968228



Stephanie Farah  
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## For Sale

Designer luxury meets high-end functionality in this newly built home delivering a fresh vision of contemporary style that celebrates family life and alfresco entertaining. In a prized lifestyle setting on the cusp of Clovelly and Randwick North, the architecturally designed home is just 300m to the newly upgraded Varna Park and 700m to Charing Cross village with its artisan cafes, delis and local hangouts. Spread over two substantial levels, the four-bedroom home's impeccably appointed interiors reveal a refined palette of materials creating a unified feel throughout. A carefully conceived layout has been designed to adapt to a family's changing needs with a choice of living areas, a lower level bedroom suite ideal for in-law or au pair accommodation and a custom-fitted home office. Capturing ocean glimpses from the master retreat and featuring a high-spec kitchen as the social heart of the home, this is the ultimate turnkey opportunity with double parking including a lock-up garage with level internal access and ducted air for year-round comfort. - 4 large bedrooms - 2 bedrooms with ensuites- Master suite with additional parents' retreat - Master with ensuite & skylit dressing room - East facing deck with an ocean outlook - Upper level with casual living / family room- Lower level bedroom with an ensuite - Dedicated home office with dual workstations- Open plan living integrating with an entertainer's terrace- Caesarstone kitchen finished in Empira White- Breakfast island and Oak veneer cabinetry- 900mm electric oven with Gas Cook top - Walk through laundry with under stair storage- Large entertainers' undercover patio with built in BBQ- Child-friendly garden with a lush lawn- Lock up garage with additional off street parking- Daikin zoned air con, fully network cabled, alarm - Bus to Bondi Junction at the doorstep - 350m stroll to Clovelly Road village cafes- 550m to St Catherine's School Sydney - Just over 1km to Clovelly Beach and pool- Current lease has expired with a monthly rent of \$11,514 Water Rates: \$160.18 per quarter approx.Council Rates: \$893.91 per quarter approx.Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.